

NEWPORT COHO / BRANT INFRASTRUCTURE REFINEMENT PLAN

Stakeholder Design Charrette

April 25, 2012



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Project Overview

- Project Purpose
 - Identify public infrastructure needs, based upon active public engagement throughout the development of the plan.



Project Schedule

- **April 11, 2012** – Initial Stakeholder Meeting & Public Workshop
- **April 25, 2012** – Stakeholder Design Charrette & Public Workshop to present initial design concepts
- **May 16, 2012** – Stakeholder Design Charrette & Public Workshop to select preferred design alternatives
- **May 30, 2012 (tentative)** – Public Workshop to present preferred design alternatives and cost-estimates
- **June** – Draft & Final Refinement Plan
- **June** – Presentation to Newport CC & URA

OPPORTUNITIES & CONSTRAINTS

RIGHT-OF-WAYS / STREET IMPROVEMENTS

DEVELOPMENT SITE

OPPORTUNITIES

- Commercial/retail development
- Extension of Abalone
- Access

CONSTRAINTS

- ROW acquisition

R3





RIGHT-OF-WAYS / STREET IMPROVEMENTS

ABALONE EXTENSION

R6

OPPORTUNITIES

- Improved Street
- Access to parks and open space areas
- Shift ROW west
- Curve to merge with 35th Street extension

CONSTRAINTS

- ROW acquisition
- Merging 35th/Abalone limits extension to west
- Potential impacts to Pioneer Cemetery



RIGHT-OF-WAYS / STREET IMPROVEMENTS

DUNGENESS ROW

OPPORTUNITIES

- ROW vacation
- Partner with State Parks / OMSI

CONSTRAINTS

- Ensure pedestrian access to South Beach State Park

R7



HIGHWAY 101 / SW 35TH STREET INTERSECTION

35th & HWY 101

11

OPPORTUNITIES

- Improved pedestrian-oriented boulevard
- On-street parking on 35th
- Pedestrian access

CONSTRAINTS

- Limited existing ROW
- Access impacts to existing businesses



PARKS & TRAILS

JETTY WAY

P1

OPPORTUNITIES

- Multi-use Path
- Looped extension through South Beach State Park to southern access point

CONSTRAINTS

- Vehicle traffic on Jetty Way
- Access at 29th or 30th



PARKS & TRAILS

PIONEER CEMETERY

P2

OPPORTUNITIES

- Improved access
- Improved condition

CONSTRAINTS

- Erosion/slides adjacent to Brant
- Topography limits access from west
- Ownership



SOUTH BEACH STATE PARK ACCESS

P4

OPPORTUNITIES

- Improved access at 29th or 30th
- Trailhead
- Coastal Gully open space access

CONSTRAINTS

- Impacts to sensitive areas



COASTAL GULLY OPEN SPACE

P6

OPPORTUNITIES

- Improved passive use park
- Interpretive/educational materials
- Walking paths & trails
- Partnership with OMSI

CONSTRAINTS

- Area identified for potential stormwater detention
- Limited public access



PARKS & TRAILS

35TH TRAIL ACCESS

P8

OPPORTUNITIES

- Improved multi-use path

CONSTRAINTS

- Potential conflicts with OMSI/ State Parks programs
- Sensitive areas



T1

OPPORTUNITIES

- Enhance as dual-purpose “green” park space

CONSTRAINTS

- Limited potential for interpretive/day-use activities



TSUNAMI EVACUATION ROUTE / SAFE HAVEN HILL

29TH & COHO

T2

OPPORTUNITIES

- Access route to Safe Haven Hill

CONSTRAINTS

- Overhead power lines
- Topography
- Impacts to Pioneer Cemetery



T3

OPPORTUNITIES

- Multi-use path
- Connection from Brant to Safe Have Hill

CONSTRAINTS

- Topography
- Thick vegetation at east side of Abalone



COHO – 29TH to 30th

G1

- Improved street
- Multi-use path
- Emergency/fire access

- Impacts to residential properties
- Limited connections



29th – BRANT to SOUTH BEACH STATE PARK

G2

- Improved street

- Limited frontage
- Little traffic



30TH – COHO to DUNGNESS

G3

OPPORTUNITIES

- Improved street

CONSTRAINTS

- Impacts to existing large trees



GENERAL

NOT SITE SPECIFIC

G

OPPORTUNITIES

- Conserve trees within existing ROW
- Construct public improvements to minimum widths
- Minimize impacts
- Maintain rural character of neighborhood

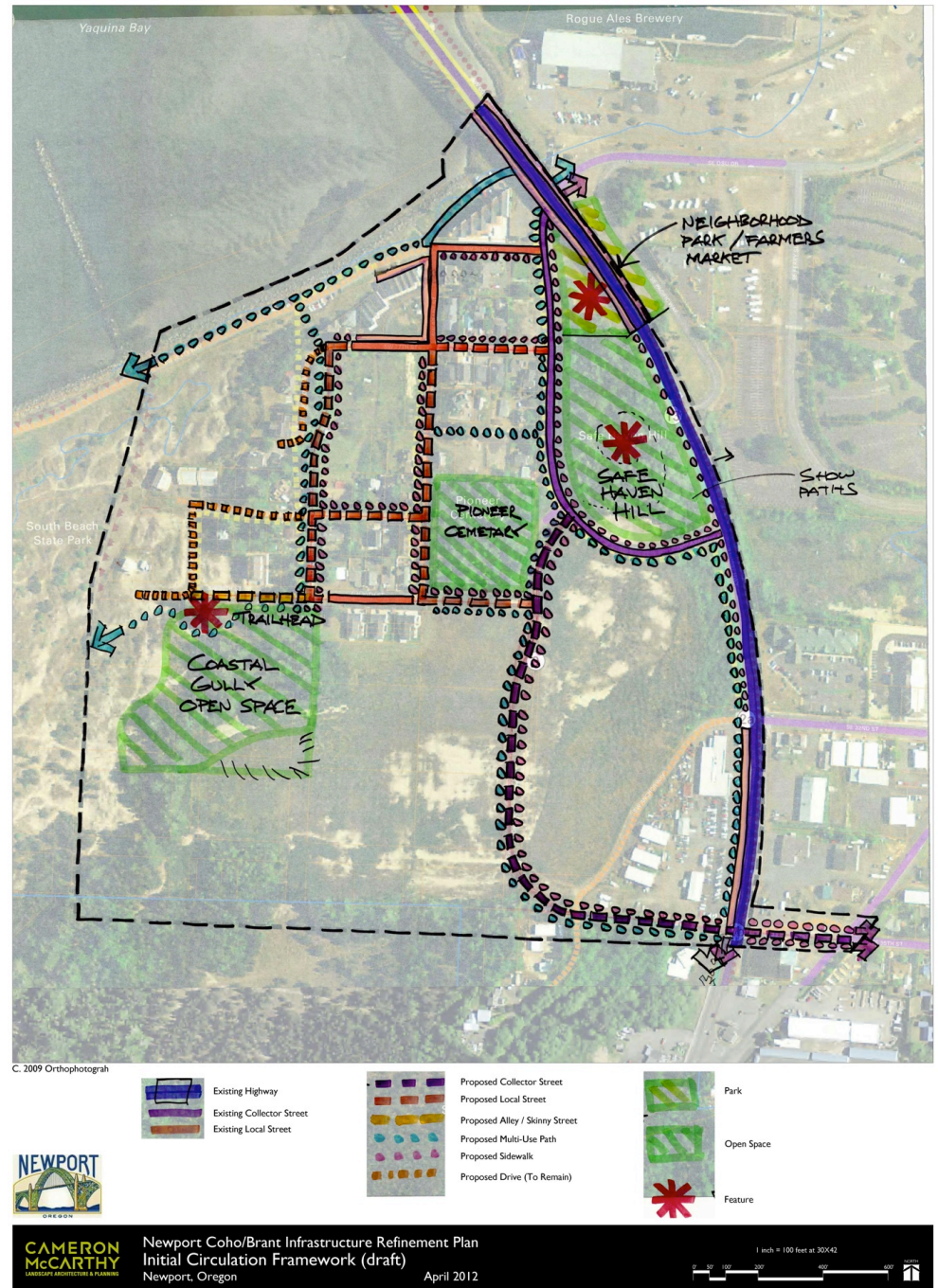
CONSTRAINTS

- Potential conflicts with public street extensions
- Inconsistent placement of built elements
- Topography and limited existing facilities impact stormwater conveyance

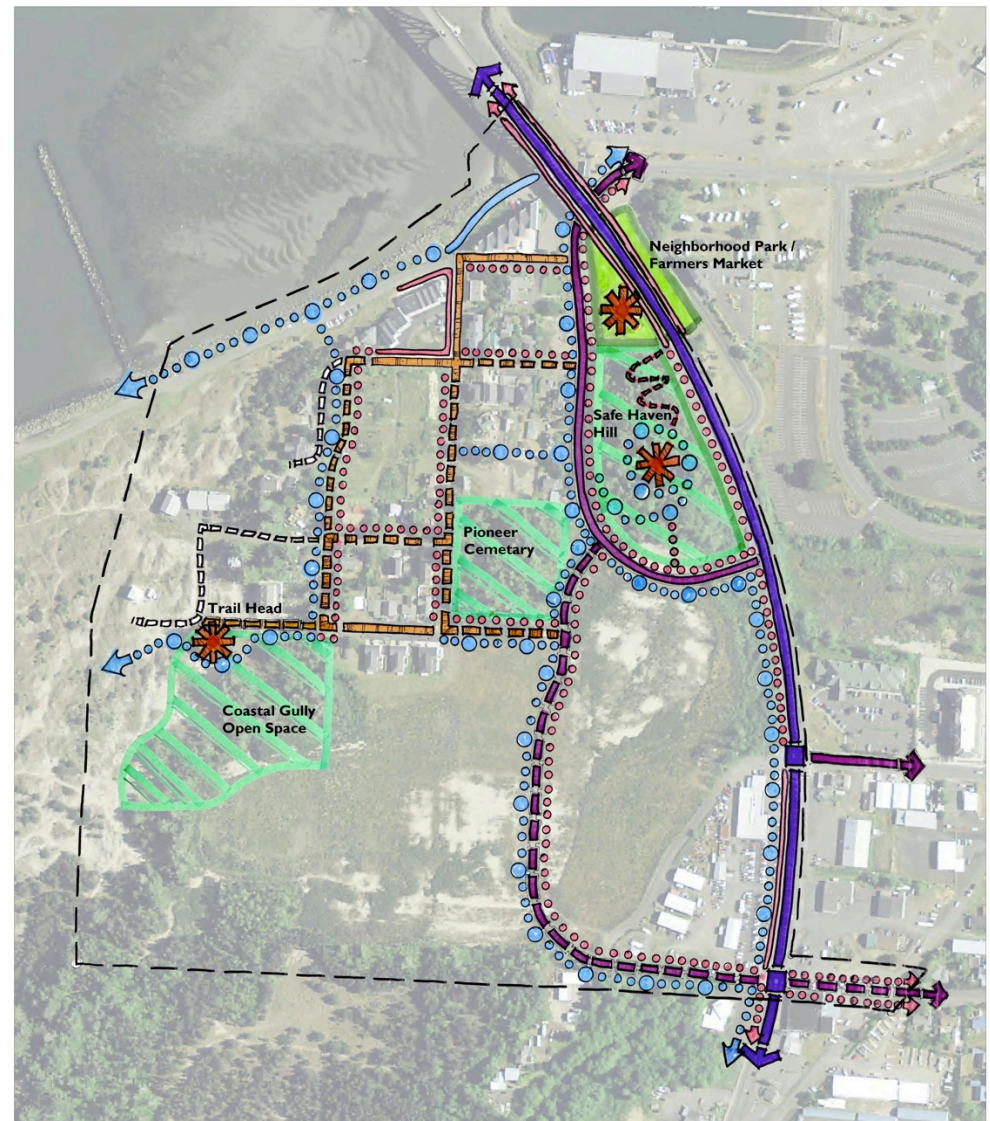


INITIAL CONCEPTS

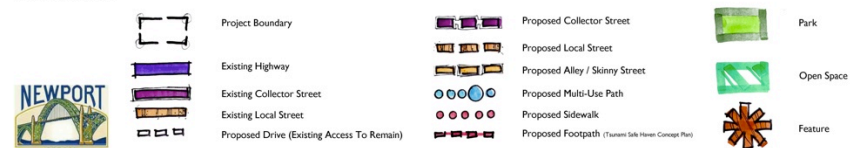
Circulation Framework (Process Drawing)



Circulation Framework (Refined)



C. 2009 Orthophotograph



**CAMERON
McCARTHY**
LANDSCAPE ARCHITECTURE & PLANNING

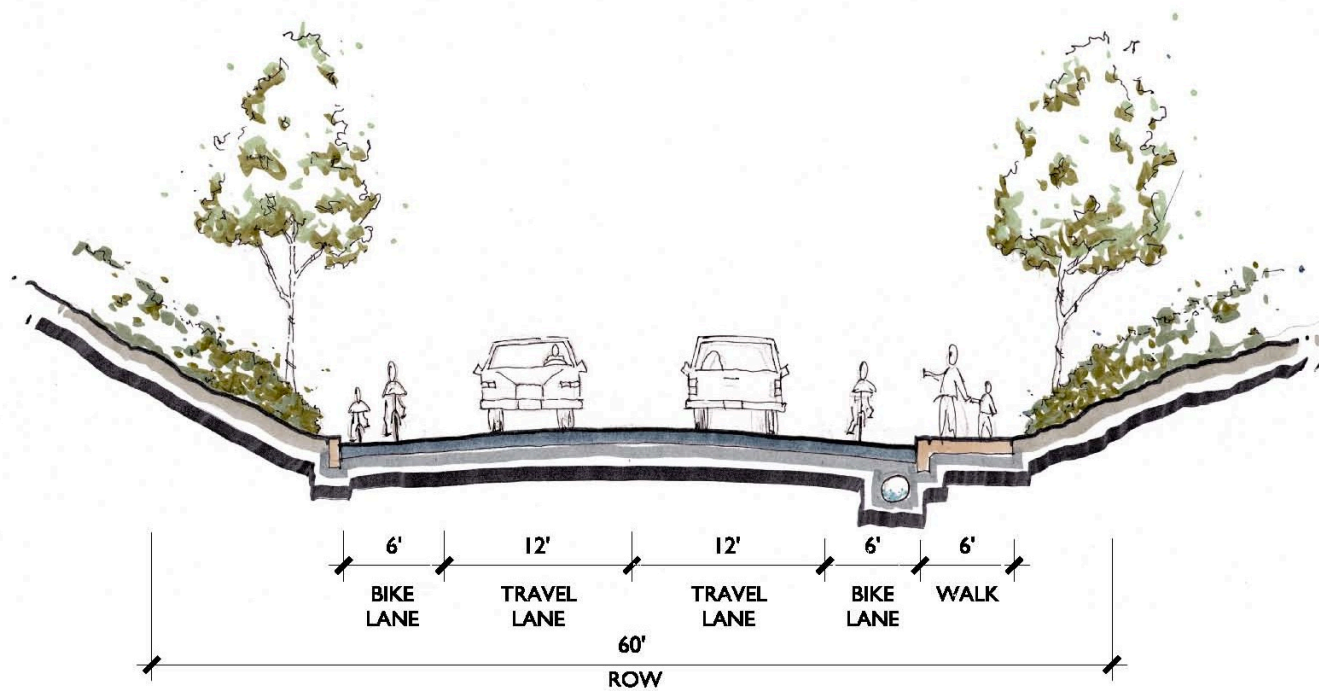
Newport Coho/Brant Infrastructure Refinement Plan
Initial Circulation Framework
Newport, Oregon

April 2012



Street Cross-Sections

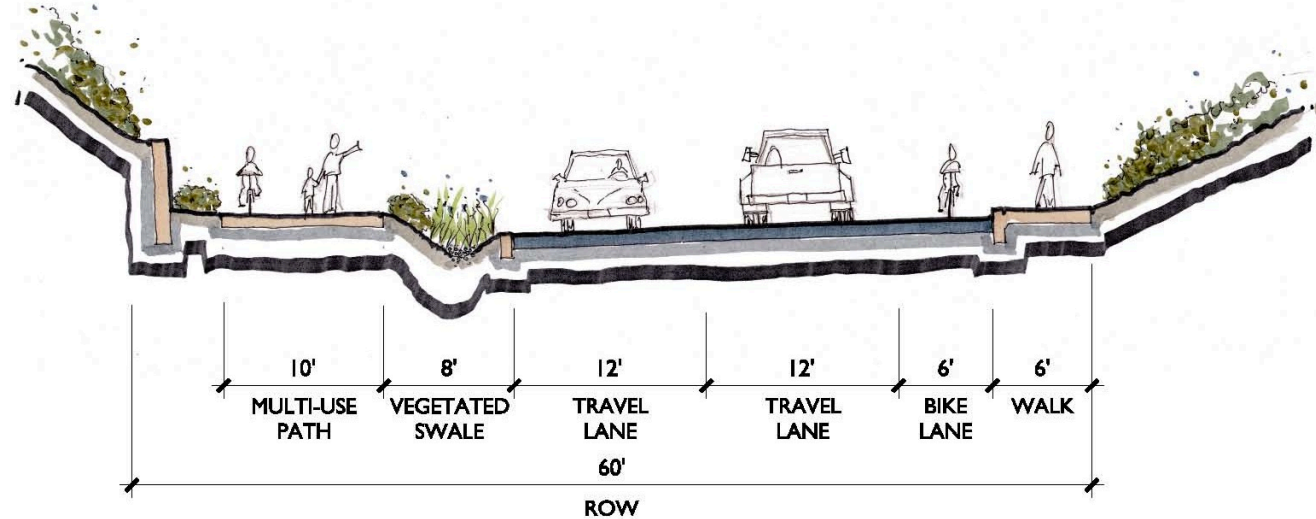
Collector Street



COLLECTOR STREET
Concept I

1

Street Cross-Sections Collector Street

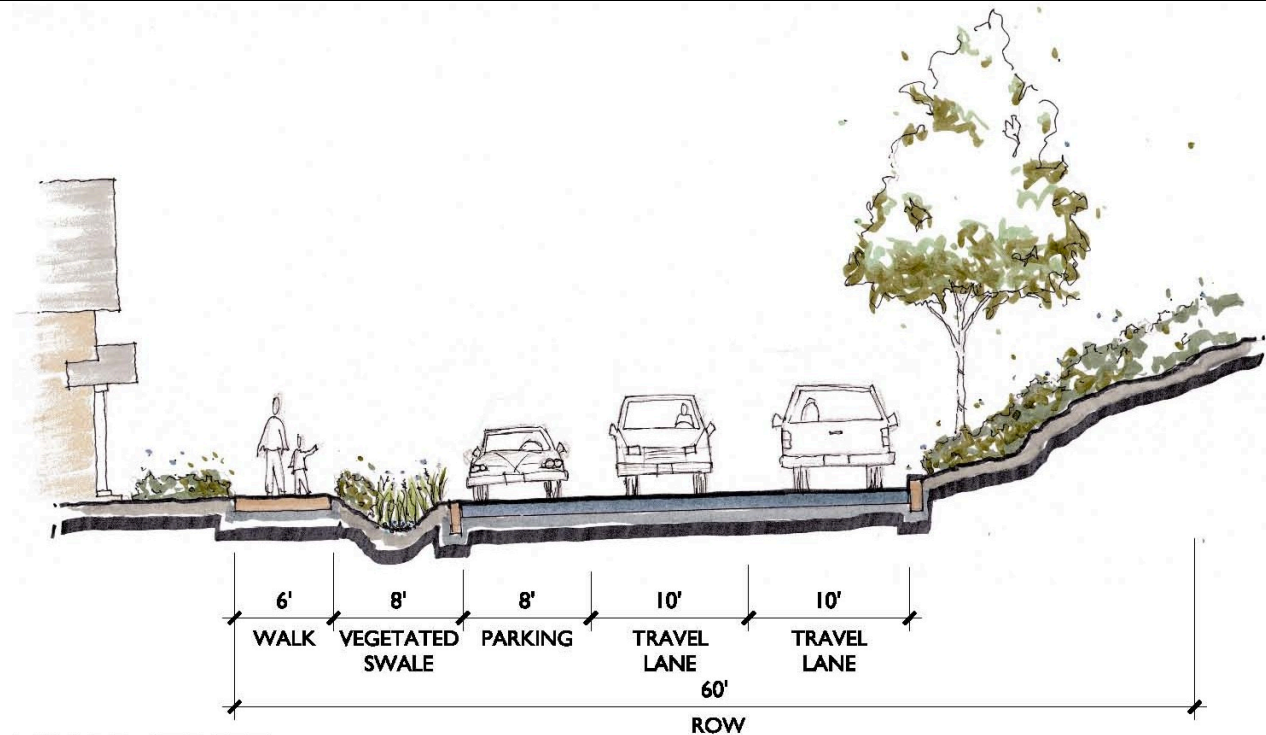


COLLECTOR STREET
Concept 2

2

Street Cross-Sections

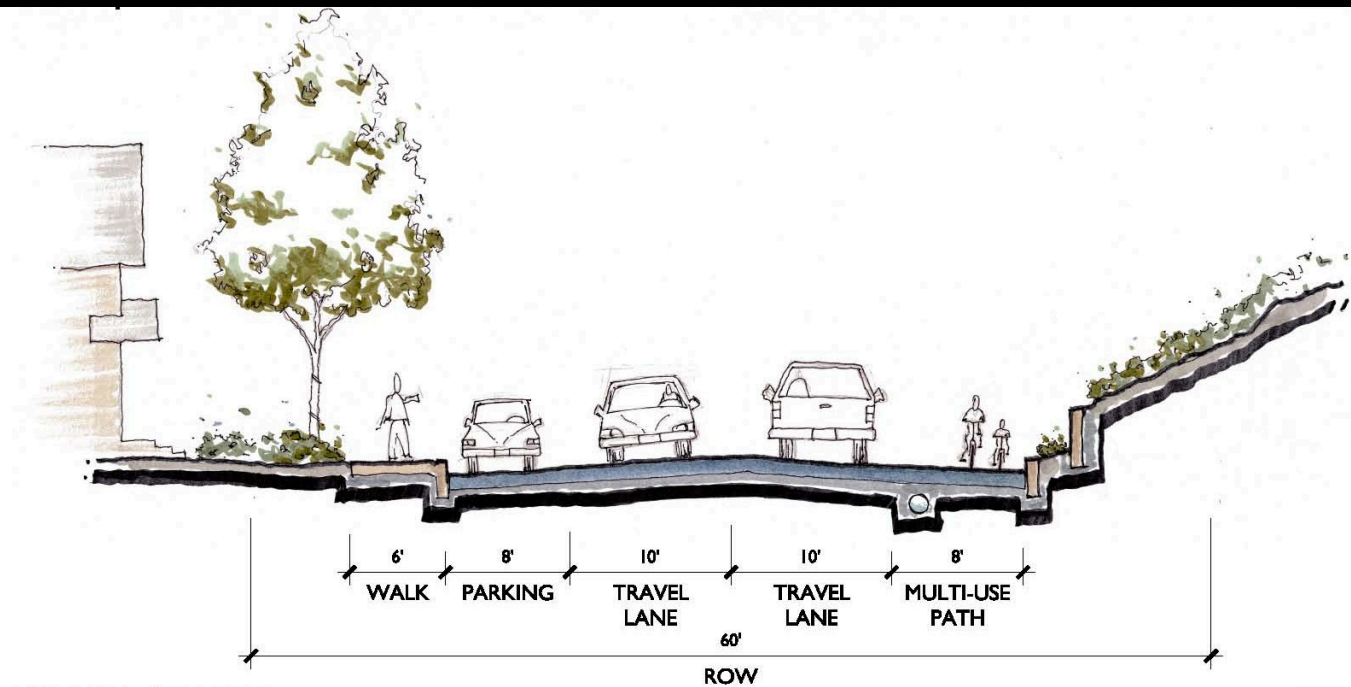
Minor Street



MINOR STREET
Concept I

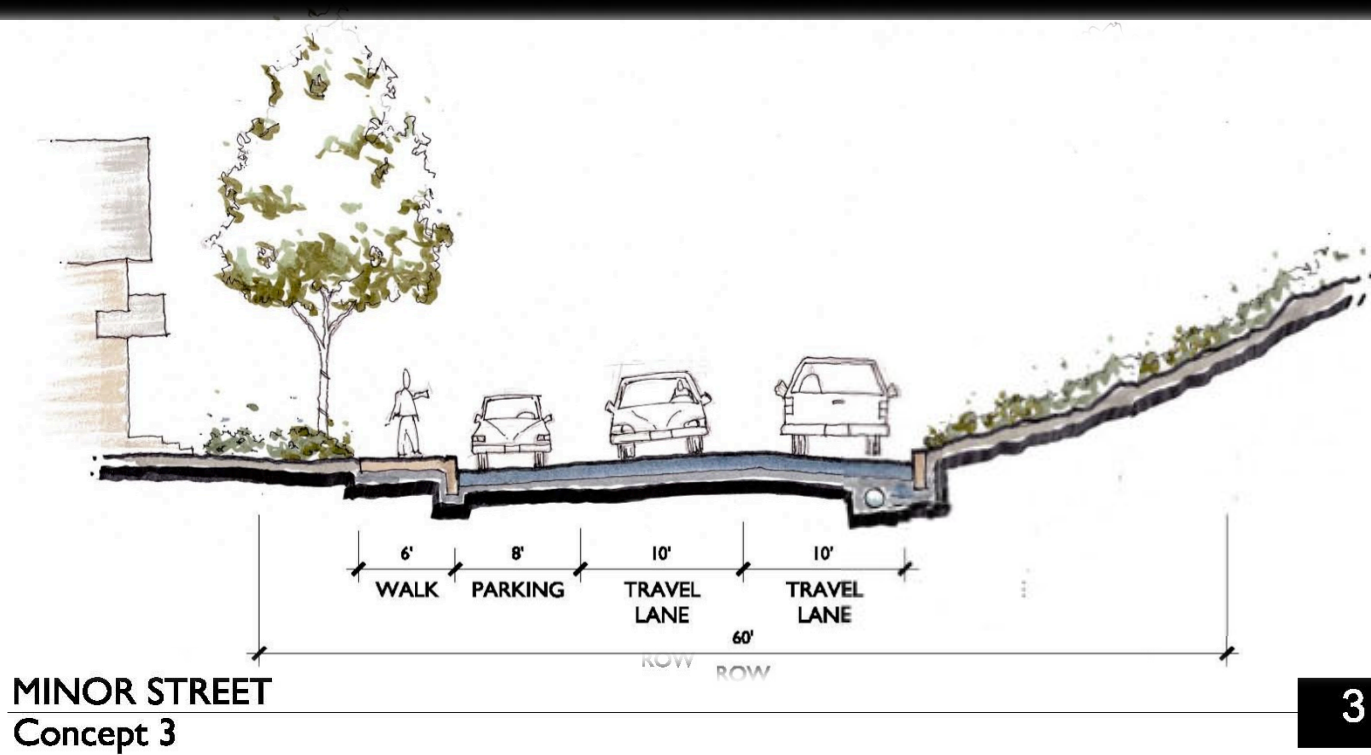
1

Street Cross-Sections Minor Street



MINOR STREET
Concept 2

Street Cross-Sections Minor Street



DESIGN CHARRETTE



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